

KNOW ALL MEN BY THESE PRESENTS, That JACK P. ULAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY E. LONCHAR and MOLLIE A. LONCHAR, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 of NW 1/4; thence South along the West line of the SE 1/4 of NW 1/4 440 feet and the true point of beginning; thence continuing South 220 feet; thence East parallel with the North line of the SE 1/4 of NW 1/4 of the West line of Larson Creek; thence Northerly along said Creek to the North line of the SE 1/4 of NW 1/4; thence West along said line to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,000.00

~~HOWEVER, THE ACTUAL CONSIDERATION CONSISTS OF THE INCLUSION OF OTHER PROPERTY OF VALUE GIVEN OR PROMISED WHICH IS THE WHOLE OF THE CONSIDERATION INDICATED WHICH IS~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of May, 19 84; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Jack P. Ulam
JACK P. ULAM

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath,) ss.
May 17, 19 84

Personally appeared the above named JACK P. ULAM and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Kristi L. Redd*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of) ss.
Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Jack P. Ulam
P.O. Box 604
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Larry E. & Mollie A. Lonchar
P.O. Box 271
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Conditions and restrictions as contained in Patent from United States of America, recorded in Volume 138, page 127, Deed Records of Klamath County, Oregon.
3. Reservations, including the terms and provisions thereof, as contained in instrument recorded September 22, 1958, in Deed Volume 138 at page 129, Deed Records of Klamath County, Oregon, including but not limited to the following: "The above described property is subject to any existing easements for public roads and highways for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate, or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)."
4. Any adverse claim based on the assertion that Larsen Creek has moved.
5. Lack of right of access to and from said land. The within described property does not appear of record to have access to a public street or way.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

On this 17 day of May A.D. 19 84

at 11:39 o'clock A M, and duly

recorded in Vol. M84 of Deeds

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EVELYN BIEHN, County Clerk

By Wm. Smith Deputy

Fee 8.00